

## **Master Plan Vision**

This plan envisions a new ‘center’ for the community that will be realized by designing and building to standards and guidelines for three primary development elements: park, streets and buildings. Specific goals and objectives for the plan were developed to guide these designs.

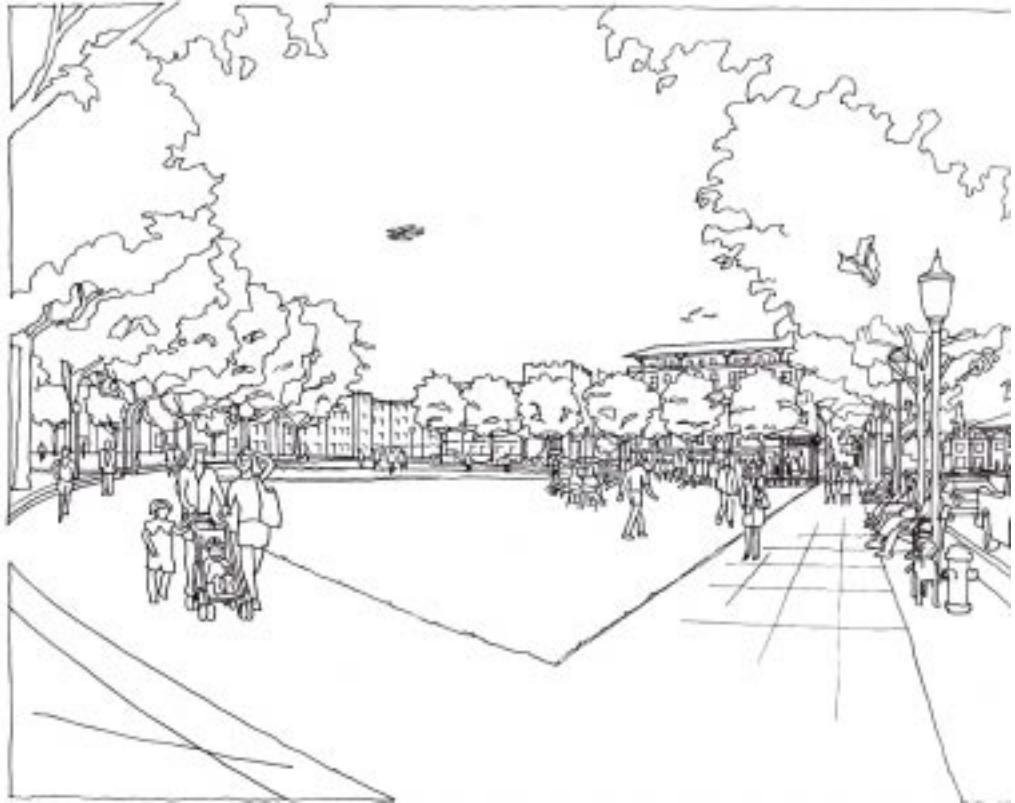
A new park is the centerpiece of this vision. In general, the park should be characterized by a broad lawn for public gatherings and linked to the surrounding neighborhoods by pedestrian friendly sidewalks. One potential park plan, in the shape of a sextant that references Ballard’s maritime heritage, has been suggested as a design theme. Other design elements in the park should create areas for passive recreation and seating overlooking public gatherings or events. The ‘Park’ section further details that were recorded in this and previous planning efforts.

A clearly identifiable and consistent streetscape will help extend the park to the surrounding neighborhoods and leverage the investment. A framework for flexible application of design elements is intended to encourage different types of high quality development yet maintain the right amount of continuity. For example, columnar street trees are recommended on the north-south avenues to allow clearer sight lines to the park. In contrast, dense plantings are suggested on east west streets to complement the potential residential uses where pedestrian volumes may be lighter.

This plan envisions a co-located new library and neighborhood service center on 22nd Ave NW, either directly south or southeast of the park. This location would benefit from proximity to the park and Market Street. Underground parking would allow the library to have a landscaped forecourt extending the character of the park along 22<sup>nd</sup> Avenue NW. In addition to the new library, the plan proposes that townhouses, with retail behind and parking below, are the most appropriate development directly fronting the park to the west.

In general the plan proposes a mix of commercial and residential development that is characteristic of the current zoning. However, an uninterrupted base of retail uses throughout the area is not envisioned. Instead, a mix of both mixed use, residential, commercial, cultural and civic uses is desired. Residential developments that provide units that directly access the public street are preferred since they help enliven the street environment. Overall, the area is intended to have a civic quality while accommodating a variety of uses and activities giving the area a vitality 12 hours a day.





*View of proposed park viewing east on NW 58th Street.*



*View of typical street with improvements.*

